

STANDARD FORM 30. (Rev. 10-83)
Prescribed by GSA FAR (48 CFR) 53.243

Continuation Page

Continued From Block 14...

1. Contractor shall assume full responsibility for the maintenance and up keep of the Scale Free Water treatment system installed at the Robert A. Young Federal Building by GSA project number RMO00538.
2. Contractor shall receive a onetime lump sum payment for October 2014, November 2014, and December 2014 services. This onetime payment of \$2,990.22 shall be received January 2015.

January 2015:	\$110,191.19
February 2015:	\$107,200.97
March 2015:	\$107,200.97
April 2015:	\$107,200.97
May 2015:	\$107,200.97
June 2015:	\$107,200.97
July 2015:	\$107,200.97
August 2015:	\$107,200.97
September 2015:	\$107,200.97
October 2015:	\$107,200.97
November 2015:	\$107,200.97
December 2015:	\$107,200.97

3. New monthly price effective January 1, 2015 through December 31, 2015 for CLIN 0001 is increased by \$996.74, from \$99,538.23 to read \$100,534.97. CLIN 0002 remains unchanged at \$6,666.00 per month. Total monthly payment for January 1, 2015 through December 31, 2015 is \$107,200.97.
4. The total contract price is hereby increased by \$14,951.10, from \$3,794,850.12 to read \$3,809,801.12.
5. Vendor's proposal dated November 21, 2014 is accepted and incorporated into the contract.
6. The Contract period of performance remains unchanged at December 31, 2015
7. Below is the pricing structure for future option years:
 - \$1,017.35 per month for the option period I of January 1, 2016 to December 31, 2016
 - [REDACTED] per month for the option period II of January 1, 2017 to December 31, 2017
 - [REDACTED] per month for the option period III of January 1, 2018 to December 31, 2018
 - [REDACTED] per month for the option period IV of January 1, 2019 to December 31, 2019
 - [REDACTED] per month for the option period V of January 1, 2020 to December 31, 2020
 - [REDACTED] per month for the option period VI of January 1, 2021 to December 31, 2021
 - [REDACTED] per month for the option period VII of January 1, 2022 to December 31, 2022

Attachments:

Contractors Proposal dated September 30, 2014 for maintenance of Scale Free Water System located at 1222 Spruce Street, St. Louis, Missouri.

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
0007	<p>Accounting and Appropriation Data: PJ2F00369.2015.192X.06.PG61.P0625202.K08.PGA47. .MO0106ZZ. . Cost Applied: \$14,951.10.</p> <p>(New Line Item) Maintenance for Free Scale Water Treatment System.</p>	15.00	MO	996.74	14,951.10



Urban Services Group, Inc.
120 Hammond Drive Atlanta, GA 30328
404-315-1940 voice
404-315-9890 facsimile

Date: November 21, 2014

E-Mailed on 11/21/14

General Services Administration
Service Center Division Service Contracts Branch
1500 E. Bannister Road
Kansas City, Mo 64131
Attn. Ms. Christy Pearce, Contracting Officer

Re: Contract No. GS0612GXD0021, Building Operations and Maintenance Services at the Robert Young Federal Building, St. Louis, MO

Dear Ms. Pearce,

We are requesting that the subject contract be modified to incorporate additional funding for the Maintenance of the Scale Free Water Treatment System. Tom Yochim (COR) has reviewed our proposal and pricing (as detailed below and in the attachment) and is in agreement. As next steps, he instructed us to send it to you for approval.

Proposed Water Treatment Service

Specifically, we are proposing Water Treatment Maintenance Services for the Scale Free Water Treatment System located in the Robert Young Federal Building. Our subcontractor, Scale Free Systems Company (who is also the manufacturer of the water treatment system) will provide all labor, supervision, materials, equipment, and supplies for Water Treatment Services for the Scale Free Water Treatment System. Our proposed services are based on the manufacturer's recommended maintenance and Scope of Work (SOW), which has been approved by Tom Yochim (COR).

The following is a technical description of the work (SOW) that the Scale Free Systems Company (SFSC) will provide and is included as part of the service costs provided herein:

1. VALUE BASED. The SFSC service program is designed to provide continuing maintenance on the installed water treatment equipment. The service and maintenance tasks are designed to provide for the long term care of the Water Treatment equipment. The specific tasks for each piece of equipment are required to maintain the heat exchange systems at peak efficiency. SFSC will provide a first class water treatment program through its cutting-edge technology.

2. CUSTOMER SUPPORT. SFSC will provide web and 24-hour phone support. SFSC will coordinate and review monthly partial service reports with Customer personnel as required to maintain proper operation of the system.

3. SCHEDULED SERVICE VISITS. SFSC will provide quarterly on-site service calls by SFSC technicians as required to maintain proper operation of the system. Each completed service call is documented by a Company generated service report. This report is delivered to the Customer as evidence of the completed service showing performed tasks as well as system analysis and comments.

4. CONDENSER WATER TESTING. SFSC will provide monthly condenser water analyses, performed by an independent ISO/IEC accredited laboratory. Testing will include pH, Total Dissolved Solids (TDS), Total Hardness (as CaCO₃), Calcium Hardness (as CaCO₃), Chlorides and Total Bacteria (HPC).

5. REPAIR AND REPLACEMENT. SFSC provides a lifetime warranty on all Scale Free Treatment System equipment. The service program includes replacement of all consumable parts and materials of the system.

6. NPDES PERMIT REQUIREMENTS. SFSC will assist in the completion of any required testing or reporting at all intervals required to maintain compliance with State NPDES rules and permitting regulations.

7. PERFORMANCE REVIEW. A performance review is held with the Customer on an annual basis. Discussions include quality of work and improvement suggestions. Items needing attention are addressed in a timely fashion.

8. PERFORMANCE REQUIREMENTS

Water quality for HVAC systems shall minimize corrosion, scale buildup, and biological growth for optimum efficiency of HVAC equipment without creating a hazard to operating personnel or the environment.

The HVAC water treatment shall be dependent on quality of water available, the HVAC system equipment material characteristics and functional performance characteristics.

Open hydronic systems, including condenser water, shall maintain the following minimum water qualities:

- a) pH: Maintain a value within 8.0 to 9.1.
- b) Conductivity: Maintain a minimum value of 1000 μ S/cm.
- c) Total Dissolved Solids (TDS): Maintain a maximum value of 1500 mg/L.
- d) Total Hardness (as CaCO₃): Maintain a maximum value of 1100 mg/L
- e) Calcium Hardness (as CaCO₃): Maintain a maximum value of 800 mg/L
- f) Soluble Copper: Maintain a maximum value of 0.20 ppm.
- g) Microbiological Limits: Maintain Total Aerobic Plate Count at a maximum value of 10,000 organisms/ml.

Pricing

Urban Services is requesting additional funding in the amount of \$123,311.55 retroactive to October 1 2014 for the remainder of the contract. Please refer to the attached spreadsheet for the cost breakdown per year. This price will be good for 30 (thirty) days from the date of this proposal.

We look forward to your approval of this proposal. Please let me know if you have any questions.

Sincerely,

Eric Flax
Director of Business Development
& Corporate Services
404-315-1940x115

CC: Thomas Yochim

Attachment

Robert Young Federal Building Price Proposal for Water Treatment Service for Scale Free Water Treatment System

	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	
Years	Oct-Dec 2014	Jan-Dec 2015	Jan-Dec 2016	Jan-Dec 2017	Jan-Dec 2018	Jan-Dec 2019	Jan-Dec 2020	Jan-Dec 2021	Jan-Dec 2022	
Scale Free Cost	\$ 6,489.86	\$ 25,959.44	\$ 25,959.44	\$ 27,257.44	\$ 28,555.44	\$ 29,853.44	\$ 31,151.44	\$ 32,449.44	\$ 33,747.44	\$ 35,045.44
Credit Chemsearch	\$ 4,125.00	\$ 16,500.00	\$ 16,830.00	\$ 17,160.00	\$ 17,490.00	\$ 17,820.00	\$ 18,150.00	\$ 18,480.00	\$ 18,810.00	\$ 19,140.00
Price adjustment	\$ 2,364.86	\$ 9,459.44	\$ 9,129.44	\$ 8,799.44	\$ 8,469.44	\$ 8,139.44	\$ 7,809.44	\$ 7,479.44	\$ 7,149.44	\$ 6,819.44
New Chemsearch price	\$ 792.00	\$ 3,168.00	\$ 3,263.04	\$ 3,358.08	\$ 3,453.12	\$ 3,548.16	\$ 3,643.20	\$ 3,738.24	\$ 3,833.28	\$ 3,928.32
Final Price Adjustment	\$ 3,156.86	\$ 12,627.44	\$ 12,392.48	\$ 12,157.52	\$ 11,922.56	\$ 11,687.60	\$ 11,452.64	\$ 11,217.68	\$ 10,982.72	\$ 10,747.76
									Less 6 months credit	\$ 1,916.64
									Plus 6 months Chemsearch	\$ 1,916.64
									Net credit	\$ 3,833.28
									To be funded	\$ 3,833.28

Yearly Net Credit applied \$ 833.25

	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	
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Less Net Credit /7 years	\$ -	\$ 833.25	\$ 833.25	\$ 833.25	\$ 833.25	\$ 833.25	\$ 833.25	\$ 833.25	\$ 833.25	\$ 833.25
Final Price Adjustmant	\$ 3,156.86	\$ 11,794.19	\$ 11,559.23	\$ 11,324.27	\$ 11,089.31	\$ 10,854.35	\$ 10,619.39	\$ 10,384.43	\$ 10,149.47	\$ 9,914.51

Contract Price Adjustment
Monthly Contract Price Increase

Base Year
\$996.74

Option I

Option II

Option III

Option IV